159.0	0004	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	702,000	/	702,000
USE VALUE:	702,000	/	702,000
ASSESSED:	702,000	/	702,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
149		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KENNEY MATTHEW JOSEPH
Owner 2:	KENNEY NELLY
Owner 3:	
Street 1:	149 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CATERINO CARMEN J -
Owner 2:	-
Street 1:	149 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,065 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Brick Veneer Exterior and 1474 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5065.000	301,600		400,400	702,000
Total Card	0.116	301,600		400,400	702,000
Total Parcel	0.116	301,600		400,400	702,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.26 | /Parcel: 476.2

Legal Description

User Acct
105521
GIS Ref
GIS Ref
Insp Date
07/21/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 159.0-0004-0002.0

!12394!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	301,400	0	5,065.	400,400	701,800	701,800	Year End Roll	12/18/2019
2019	101	FV	234,400	0	5,065.	400,400	634,800	634,800	Year End Roll	1/3/2019
2018	101	FV	234,400	0	5,065.	337,500	571,900	571,900	Year End Roll	12/20/2017
2017	101	FV	234,400	0	5,065.	308,900	543,300	543,300	Year End Roll	1/3/2017
2016	101	FV	234,400	0	5,065.	263,100	497,500	497,500	Year End	1/4/2016
2015	101	FV	228,600	0	5,065.	228,800	457,400	457,400	Year End Roll	12/11/2014
2014	101	FV	228,600	0	5,065.	211,600	440,200	440,200	Year End Roll	12/16/2013
2013	101	FV	228,600	0	5,065.	201,300	429,900	429,900		12/13/2012

PRINT

Date	Time
12/11/20	02:29:12

LAST REV

Date	Time
08/03/18	09:28:34
mmcmakin	

USER DEFINED

Prior Id # 1:	105521
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12394

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CATERINO CARMEN	70882-321		4/17/2018		775,000	No	No		MARY CATERINO D.O.D. 11/3/2017 BK 70882 PG 31
	11083-185		4/1/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
3/10/2009	Inspected	372	PATRIOT
11/10/2008	Measured	345	PATRIOT
11/6/2000	Hearing N/C		
2/5/2000	Inspected	264	PATRIOT
12/9/1999	Mailer Sent		
12/3/1999	Measured	272	PATRIOT
7/16/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5065		Sq. Ft.	Site		0	70.	1.13	7									400,365						400,400	

Total AC/HA:	0.11628	Total SF/SM:	5065	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	400,365	Spl Credit		Total:	400,400

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	4 - Vinyl	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK&WHITE		
View / Desir:			

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

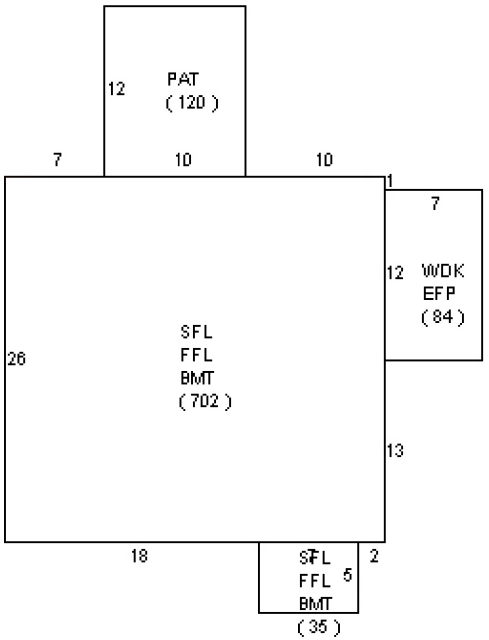
OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

COMMENTS

PDAS, OF=SINK IN BMT AND TOILET.

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.02679455
Adj $ / SQ:	173.272
Other Features:	69600
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370499
Depreciation:	68913
Depreciated Total:	301586

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	173.27
Special Features:	0	Val/Su Net:	120.69
Final Total:	301600	Val/Su SzAd	204.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	737	51.980	38,310
FFL	First Floor	737	173.270	127,701
SFL	Second Floor	737	173.270	127,701
PAT	Patio	120	5.520	662
EFP	Enclos Porch	84	61.230	5,144
WDK	Deck	84	16.430	1,380

Net Sketched Area:	2,499			Total:	300,898
Size Ad	1474	Gross Are	2499	FinArea	1474

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

159.0-0004-0002.0

IMAGE

AssessPro Patriot Properties, Inc